

**APPLICATION NUMBER: 25/00974/HOUS**

<b>Application Number:</b>	25/00974/HOUS
<b>Location:</b>	Sylkeith House, Greengate Close, Wardle, OL12 9PX
<b>Proposal:</b>	First floor side extension and part two, part single storey rear extension following demolition of existing rear extensions..
<b>Applicant:</b>	Kiran Kousar
<b>Case Officer:</b>	Bob Melling
<b>DETERMINATION DATE</b> 24.11.2025	<b>EXT OF TIME</b> N/A
<b>RECOMMENDATION:</b>	<b>Grant subject to conditions</b>

<b>DELEGATION</b>	<b>Applicant a Council Member or officer?</b>	<b>N</b>
	<b>Contrary to previous decision?</b>	<b>N</b>
	<b>Called in or Planning Panel objection?</b>	<b>N</b>

<b>COMMENTS</b>	<b>Planning Panel comments received?</b>	<b>N</b>
	<b>Neighbour comments received?</b>	<b>N</b>

<b>CONDITIONS</b>	<b>Pre-commencement conditions proposed?</b>	<b>N</b>
	<b>Pre-commencement conditions agreed (or notification period expired)?</b>	<b>N/A</b>

**Location**

The application relates to Sylkeith House, a two storey detached dwellinghouse which fronts Greengate Close in Smallbridge. The application property faces the highway to the north and is adjacent to no. 1 Greengate Close to the east and Androse House to the west. The rear boundary of the curtilage borders The Greengate Public House (PH) to the south.

**Description of Proposal**

Permission is sought for a first floor side extension and a part two, part single storey rear extension. Materials for construction would match those used in the exterior of the existing property.

**Relevant History**

79/D08715: Outline Application - Residence Dwellinghouse (One House Or Bungalow). Granted subject to conditions (July 1979)

**Township/Member comments**

N/A

### **Consultee responses**

N/A

### **Representations**

Letters of notification were sent to surrounding properties and no responses were received in response to the proposed development.

### **Policy**

#### **National**

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

#### **Sub-Regional**

Places for Everyone Joint Development Plan (PfE):

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1            Sustainable Development

#### **Local**

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1            Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19<sup>th</sup> October 2016. The following policies are relevant:

G8                Managing water resources and flood risk  
P3                Improving Design of New Development  
DM1              General Development Requirements  
T2                Improving Accessibility  
Appendix 5      Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

### **Amendments**

N/A

### **Assessment**

**Design:** DM1 and P3

- ☐ Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be 'of high quality design and take the opportunity to enhance the quality of the area' and to 'enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.'
- ☐ The extension is considered to be compatible with the character of the host property in terms of size, height, massing, layout and design, and would appear subordinate to the scale and proportions of the existing property.
- ☐ Moreover, the extension would be finished in brickwork, roof tiles and window frames to match the existing property.
- ☐ The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of PfE, the SPD and the NPPF.

**Amenity: DM1 and SPD**

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they 'do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.'
- ☐ The proposed extension would comply with the projection limits for both single storey and two storey extensions outlined in sections 5.6 and 5.9 of the SPD. Therefore, it is not considered that the extension would result in an undue loss of light or outlook for the neighbouring occupiers.
- ☐ While the extension would result in the addition of two first floor windows closer to the rear boundary, it is noted that these windows would serve bathrooms, with a condition attached to ensure the use and retention of obscure glazing. Notwithstanding, it is noted that the property to the rear is a public house.
- ☐ Moreover, it is noted that the facing side elevation of no. 1 Greengate Close is blank.
- ☐ All habitable rooms within the application property would receive adequate natural light and a sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupiers.
- ☐ The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties or the application property in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

**Highways: Appendix 5 and T2**

- ☐ The existing driveway, which is capable of accommodating at least two cars, would not be affected by the proposed development and the provision of off-street parking would remain in accordance with the Core Strategy.

**Recommendation: Grant subject to the following conditions**

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The permission relates to the following plans:

Location Plan

Existing Floor Plans and Elevations. Dwg no. 2322/1

Existing and Proposed Site Plans and Proposed Floor Plans. Dwg no. 2322/2

Proposed Elevations. Dwg no. 2322/3

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt, and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension hereby approved the first floor windows in the rear elevation facing south shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

### **Article 35 Statement**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	<b>Date</b>	<b>Officer</b>
<b>Report Completed</b>	30/10/2025	Signed: BM
<b>Authorisation</b>	10/11/2025	Signed: RK

Report Author Bob Melling